



Leicester
City Council

SECOND DESPATCH

MEETING OF THE PLANNING AND DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY, 8 DECEMBER 2021

Further to the agenda for the above meeting which has already been circulated, please find attached the following:-

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

[Appendix A](#)

The Committee is asked to consider the recommendations of the Director, Planning, Development and Transportation contained in the attached reports, within the categories identified in the index appended with the reports.

8 December 2021:

Please note that the following supplementary information is now available and has been added to the agenda:

- **Supplementary Report (Addendum)**
- **Officers Presentation**

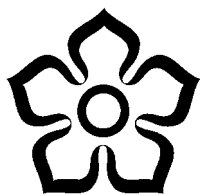
Officer contacts

Tel: 0116 454 5591 / 0116 454 5843

e-mail: aqil.sarang@leicester.gov.uk / jacob.mann@leicester.gov.uk

Planning & Development Control Committee
Applications and Contraventions: Supplementary Report

Wards: see individual reports



Leicester
City Council

Planning & Development Control Committee

Date : 8 December 2021

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

INDEX
APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
5		20201991	118 Evington Valley Road	SH

20201991	118 Evington Valley Road	
Proposal:	Change of use of first and second floor from office ancillary to industrial use to self-contained flat (1 x 3 bed) (Class C3); enclosed staircase at rear; alterations (amended 07.09.21)	
Applicant:	MR HARVIR SINGH	
App type:	Change of use	
Status:		
Expiry Date:	27 August 2021	
TEI	TEAM: PD	WARD: Spinney Hills

Page Number on Main Agenda: 5

The applicant has submitted a Statement and correspondence relating to noise, fire safety and other application processing concerns on 7.12.2021. The contents of this is considered below.

Further Considerations

For clarification the latest representation from the applicant describes the ground floor use as a shop. Planning permission (20050941) was granted for the use of the ground floor as a shop and this appears to have been implemented but the use has subsequently ceased and reverted back to industrial. The application form plans and Noise Report all state the existing use as industrial and this is confirmed from Officers site visit. As such the proposal has been assessed on the basis of a change of use from an industrial use.

The previous shop use relates only to the ground floor and Officers concerns regarding noise relate to the first-floor rear industrial unit only.

The scope of the Noise Report (dated 8.6.2021) identified that noise from the first-floor industrial unit at the rear of the site was not considered and the unit is vacant. Therefore, no mitigation measures or considerations have been undertaken in this respect. However, the first-floor rear industrial use could be operational 24 hours, 7 days a week without any further planning consent.

The applicant's latest representation (received 7.12.2021) advises that the first-floor rear industrial unit is used as storage ancillary to the ground floor. However as noted above, planning permission is not required for the first floor to be used as an industrial use with no restrictions. This representation indicated further information would be submitted from the applicant's noise consultant; however this has not been received.

The applicant refers to the front access of the proposed flat being independent, however the amended plans show the front access to be shared with the ground floor industrial use and the rear access to be through the service yard and a fire exit only.

Other points raised in the applicant's representation regarding how the recommendation has been made and alternative uses for the first floor are not a material planning consideration. The applicant also raises comments on the site's planning history, the opportunity for a personal consent and objections received which have all been covered in the Officers Report. Information on a previous prohibition notice has also been submitted however this does not relate to planning concerns.

Planning & Development Control Committee 8th December 2021

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Planning Applications Index

Planning & Development Control Committee 8th December

20212237

Grace Road, Leics County Cricket Club

20211919

59 Stoughton Drive North, Masjid Tabuk & Evington Muslim Centre

20201991

118 Evington Valley Road

Leicestershire County Cricket Club, Grace Road

20212237

P&DCC 8th December 2021

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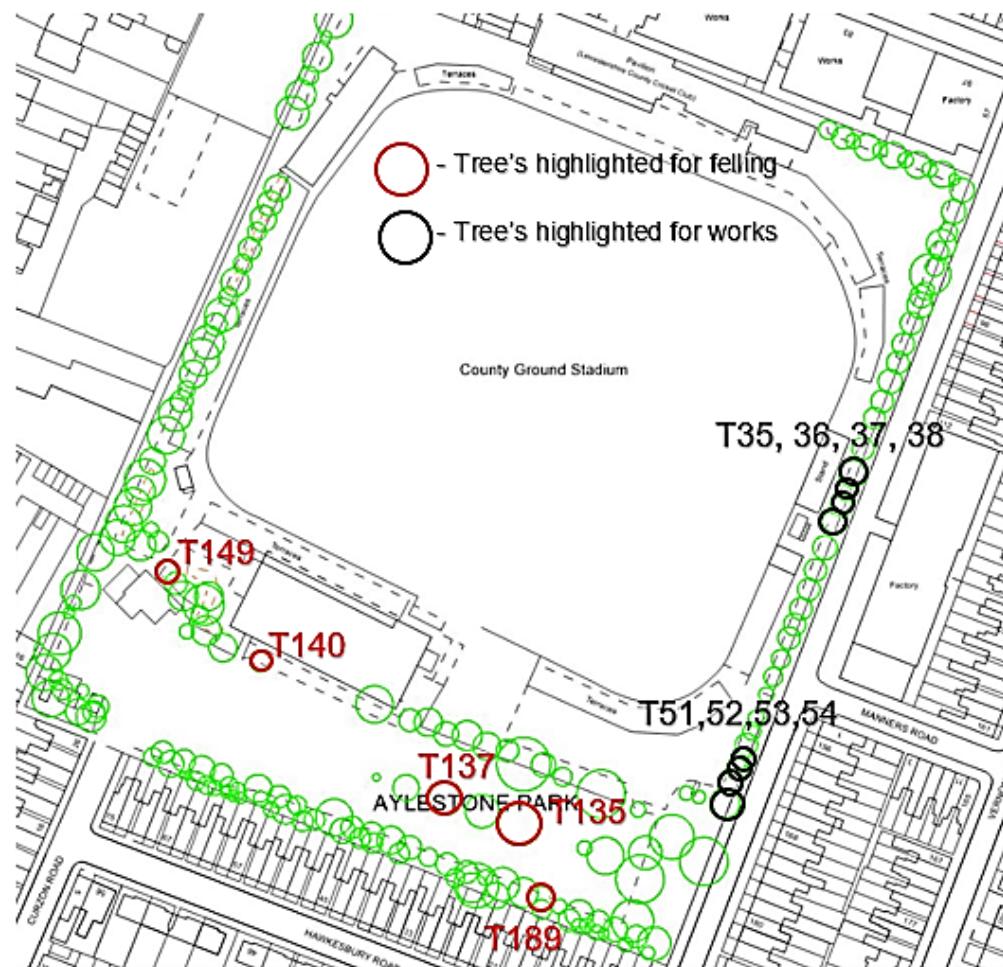


right Leicester C.C. Licence 100019264 2019

[CLICK - 3D VIEW](#)

20212237

Leicestershire County Cricket Club, Grace Road



10

X4 *Tilia x europaea* (Lime)

T35, 36, 37,38

Proposed works:
lift canopy to a
height of no more
than 4 metres
from ground level



20212237

Leicestershire County Cricket Club, Grace Road

T 35, 36, 37, 38



20212237

Leicestershire County Cricket Club, Grace Road

X4 *Tilia x europaea*

TPO 52, 53, 54

Proposed works:
lift canopy to a
height of no more
than 4 metres
from ground level



20212237

Leicestershire County Cricket Club, Grace Road

13

T51, 52, 53, 54



20212237

Leicestershire County Cricket Club, Grace Road

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T135

Acer platanoides (Norway maple)
showing extreme signs of
decline



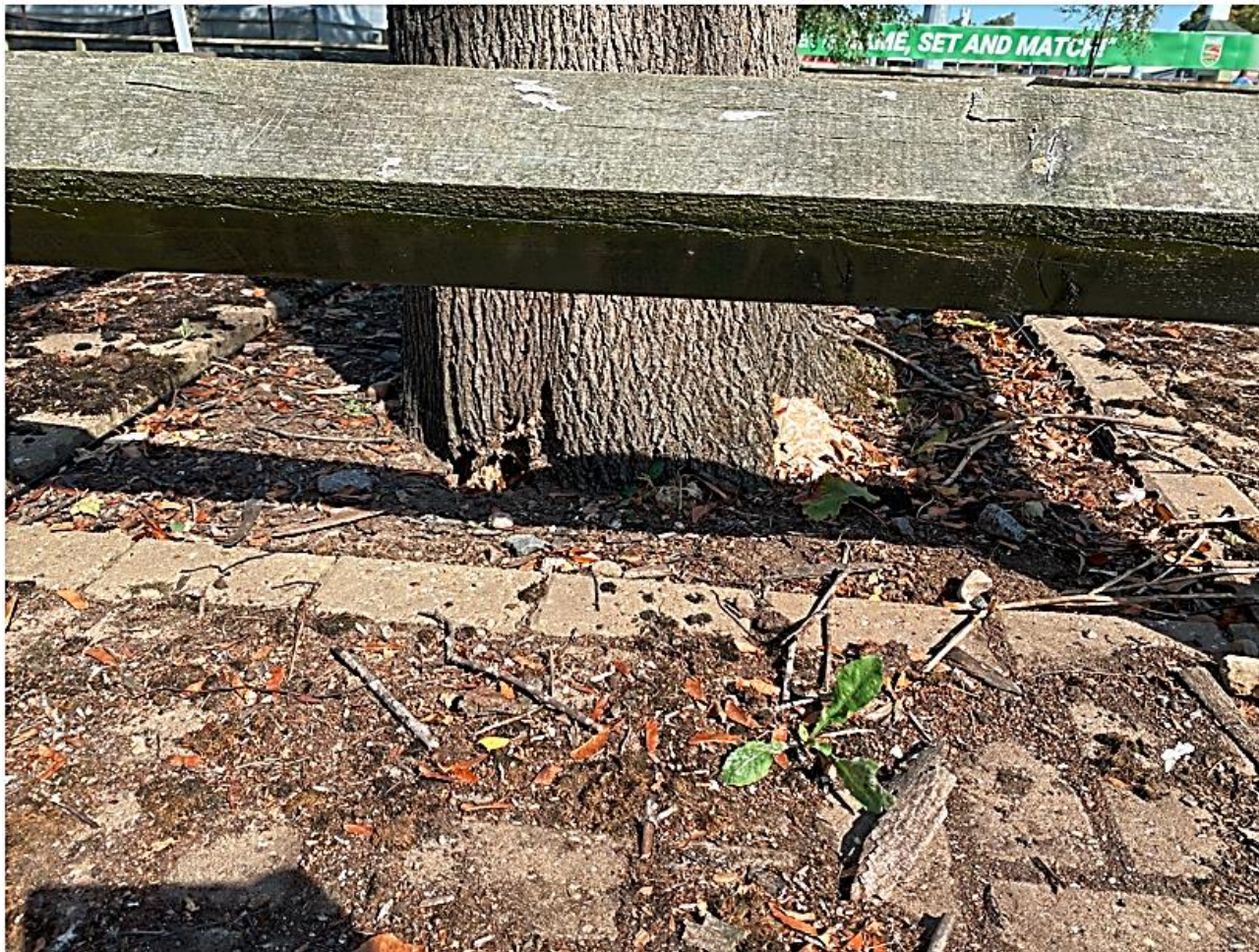
20212237

Leicestershire County Cricket Club, Grace Road

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T135

Norway maple
basal decay and
fungal fruiting body



20212237

Leicestershire County Cricket Club, Grace Road

T137

Betula pendula (Silver birch)
Signs of reduced vigour and in
decline



20212237

Leicestershire County Cricket Club, Grace Road

17

T140

Sorbus aria (Whitebeam)

Showing extreme signs of decline



20212237

Leicestershire County Cricket Club, Grace Road

18

T149

Whitebeam

This tree is declining in health



20212237

Leicestershire County Cricket Club, Grace Road

19

T149

Whitebeam

This tree is declining in health



20212237

Leicestershire County Cricket Club, Grace Road

20

T189

Silver birch

This tree is declining in health



20212237

Leicestershire County Cricket Club, Grace Road

Masjid Tabuk & Evington Muslim Centre

59 Stoughton Drive North

20211919

2 December 2021

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[CLICK - 3D VIEW](#)

20211919
59 Stoughton Drive North

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Photo showing Front Elevation

20211919
59 Stoughton Drive North



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Photo showing Side Elevation from Stoughton Drive North

20211919
59 Stoughton Drive North



Photo showing Front Elevation

20211919
59 Stoughton Drive North



Photo showing Rear & Side Elevation facing 61 Stoughton Drive North

20211919
59 Stoughton Drive North

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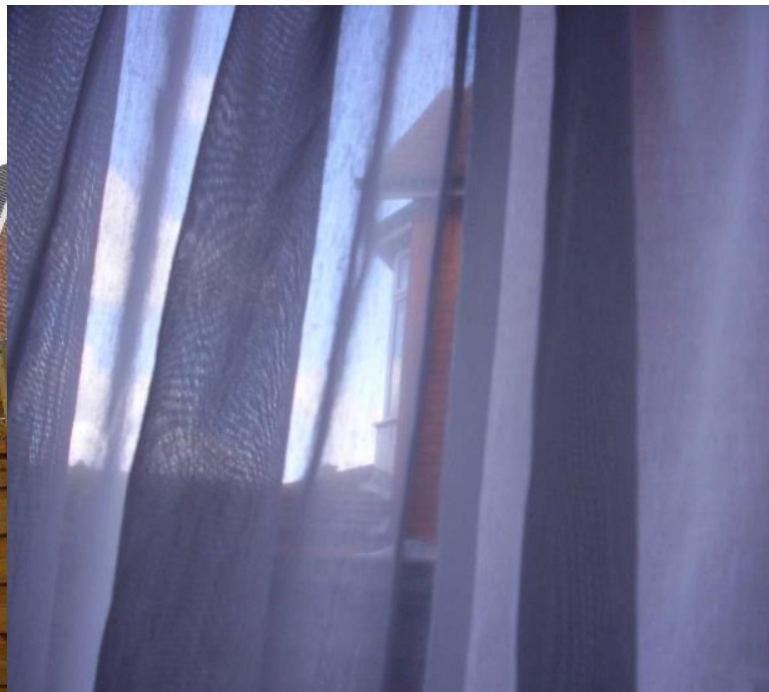
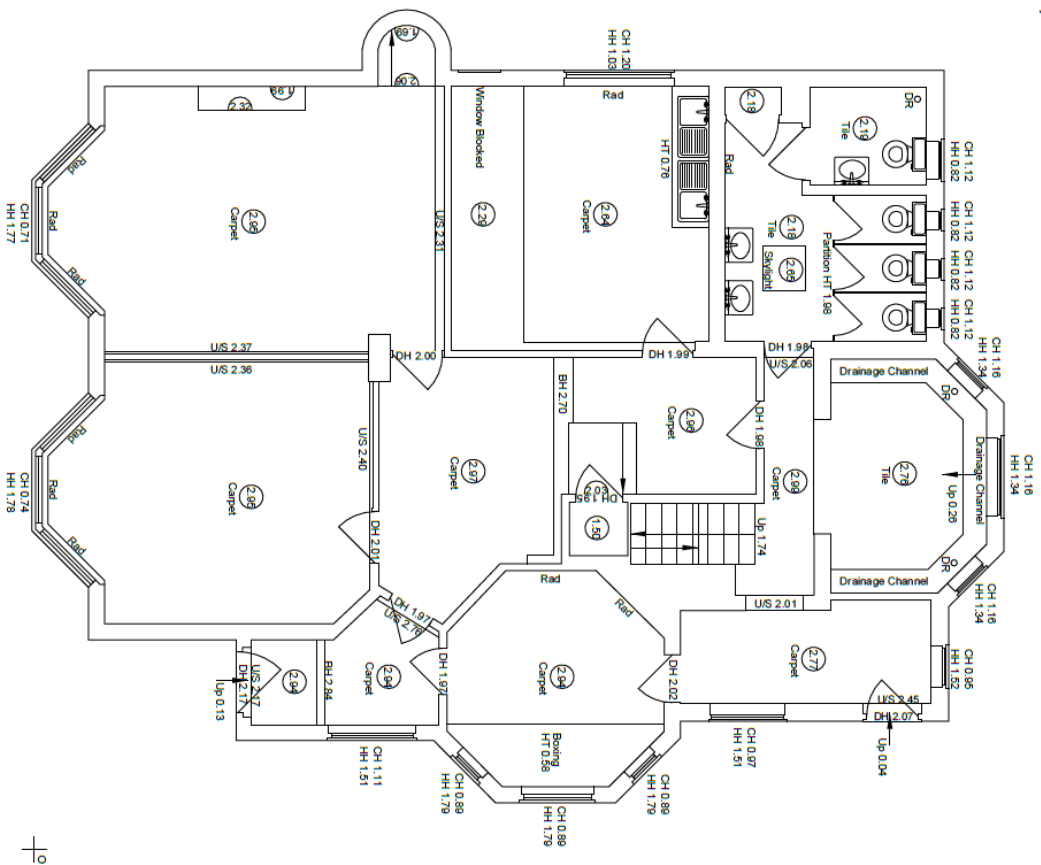
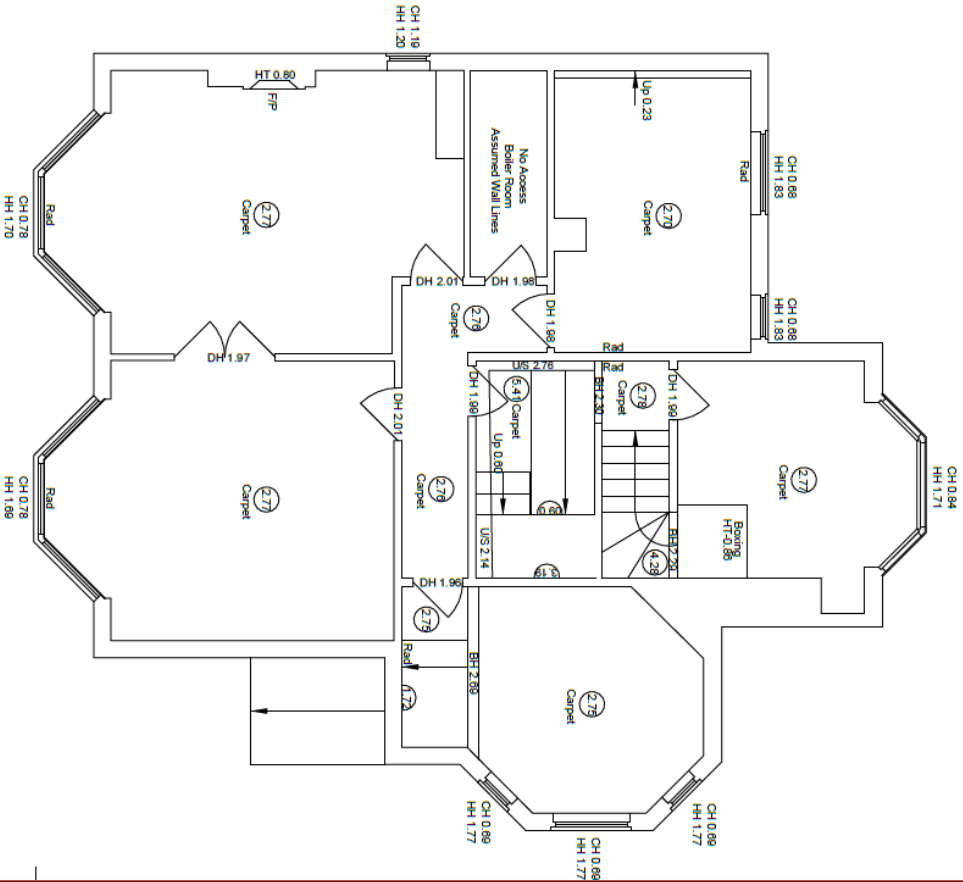
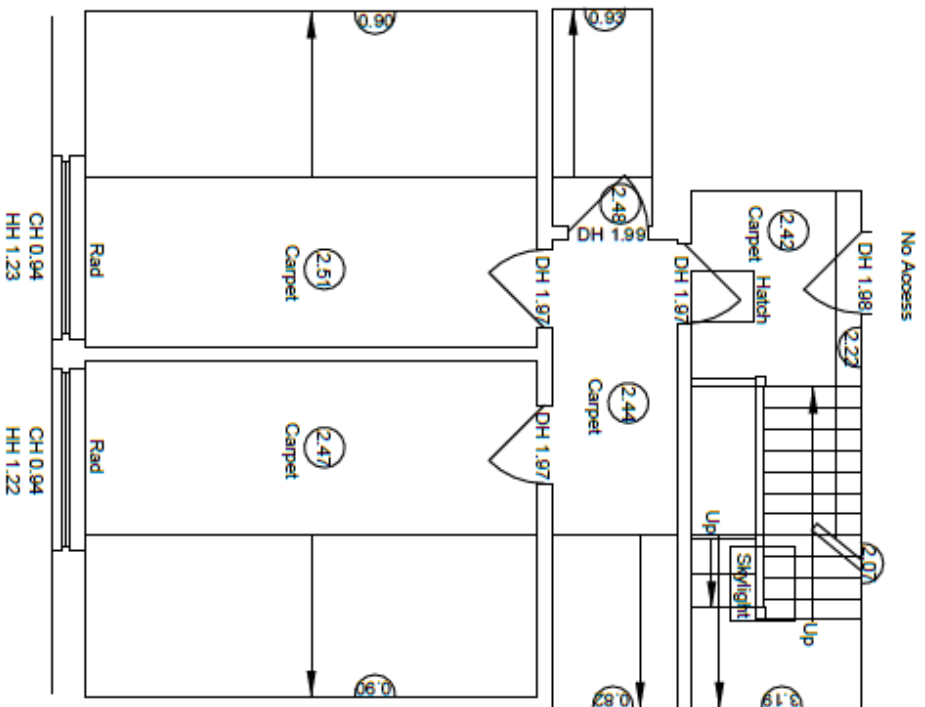


Photo showing 61 Stoughton Drive North
and the view from their side window

20211919
59 Stoughton Drive North

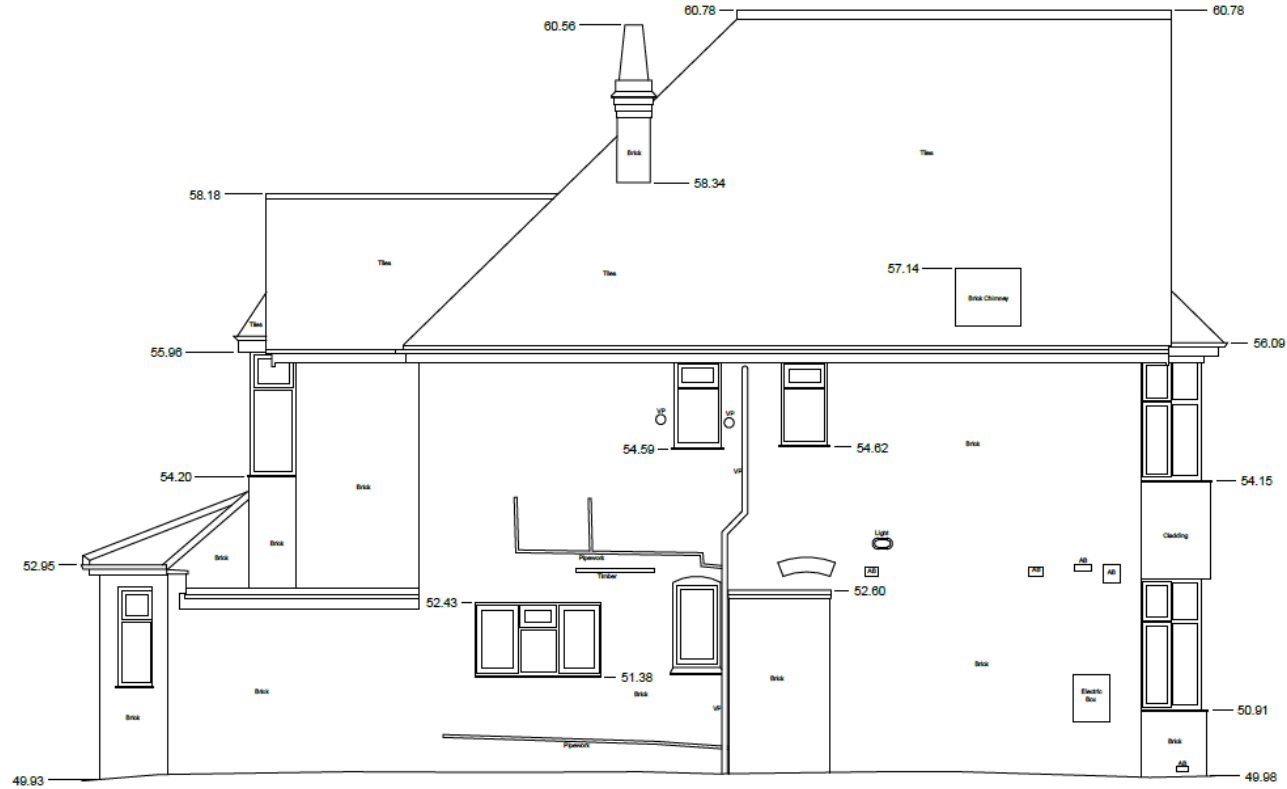




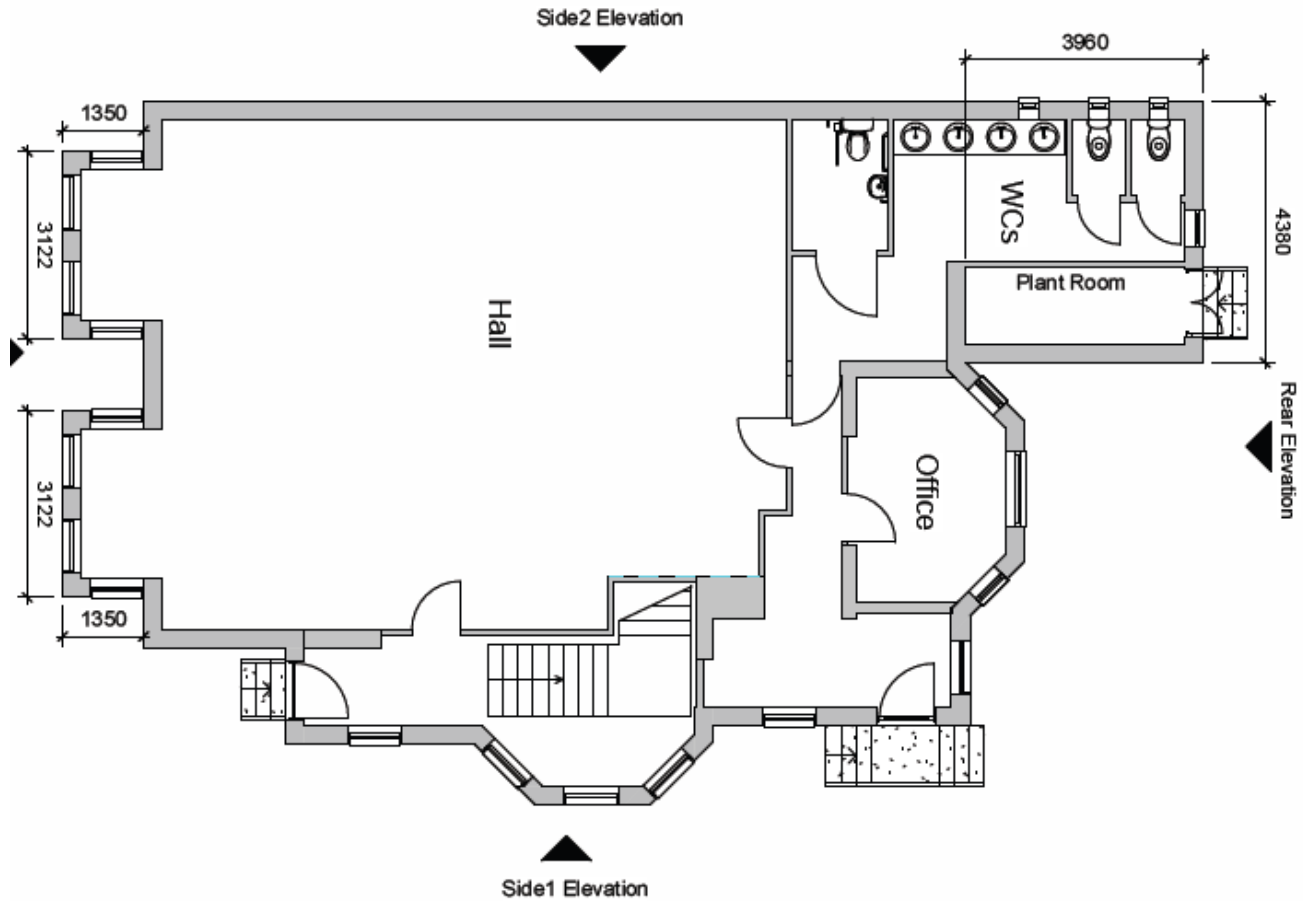


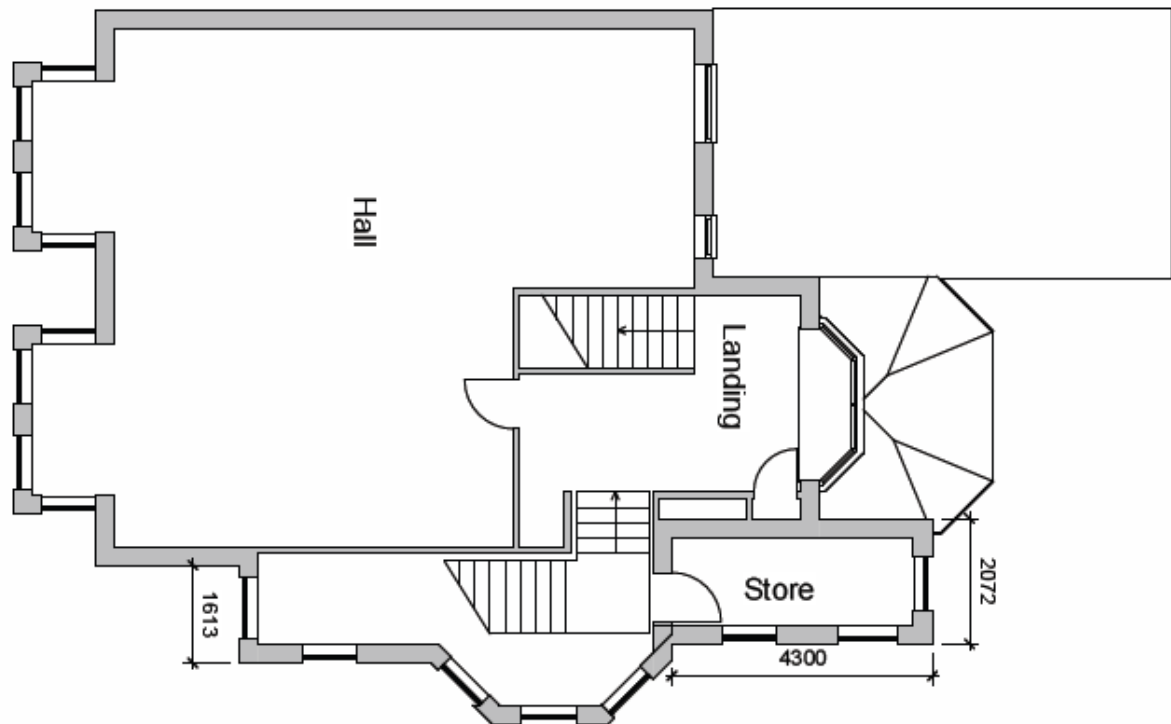


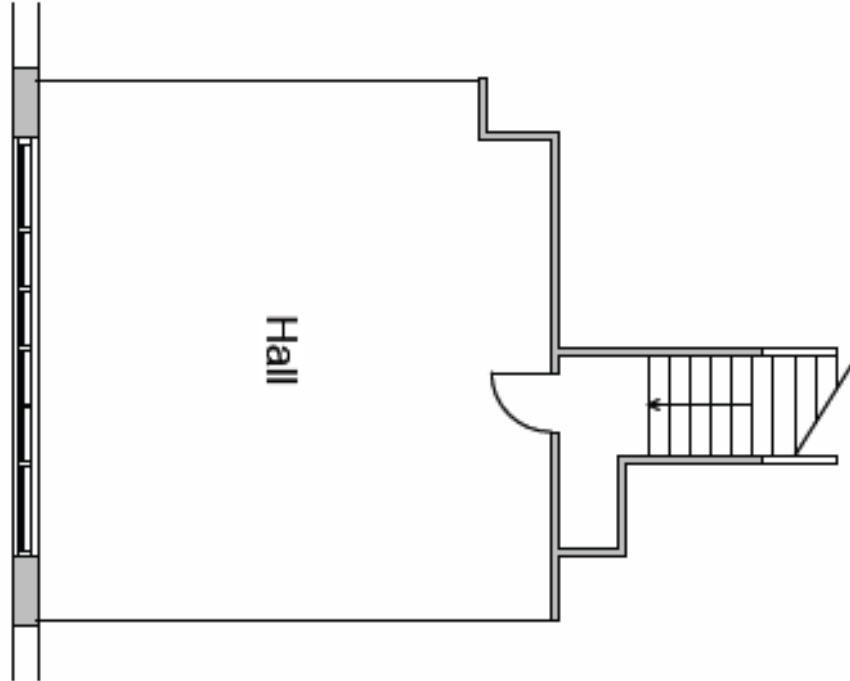






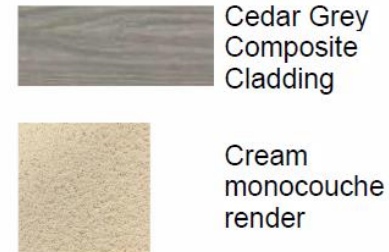








Materials:



Proposed Front Elevation

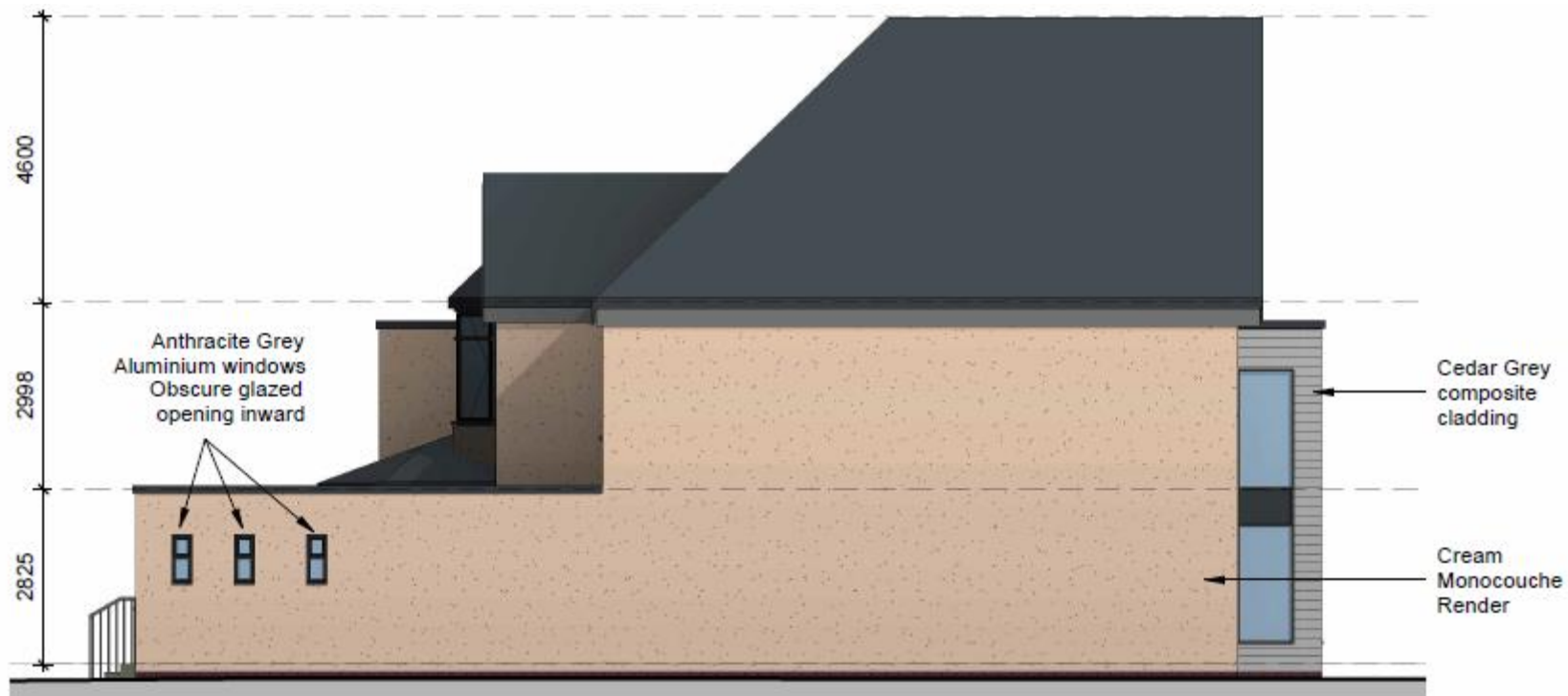
20211919
59 Stoughton Drive North



Proposed Side Elevation (facing onto St Philips Road)

20211919
59 Stoughton Drive North

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Proposed Side Elevation (facing onto 61 Stoughton Drive North)

20211919
59 Stoughton Drive North



Materials:



Cedar Grey
Composite
Cladding



Cream
monocouche
render

Proposed Rear Elevation

20211919
59 Stoughton Drive North

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3D Visualisation

20211919
59 Stoughton Drive North

118 Evington Valley Road

20201991

P&DCC 8th December 2021

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[CLICK - 3D VIEW](#)

20201991
118 Evington Valley Road



Photo showing front elevation

20201991
118 Evington Valley Road



Photo showing rear elevation

20201991
118 Evington Valley Road



Photo showing boundary treatment between rear yard and service yard

20201991
118 Evington Valley Road



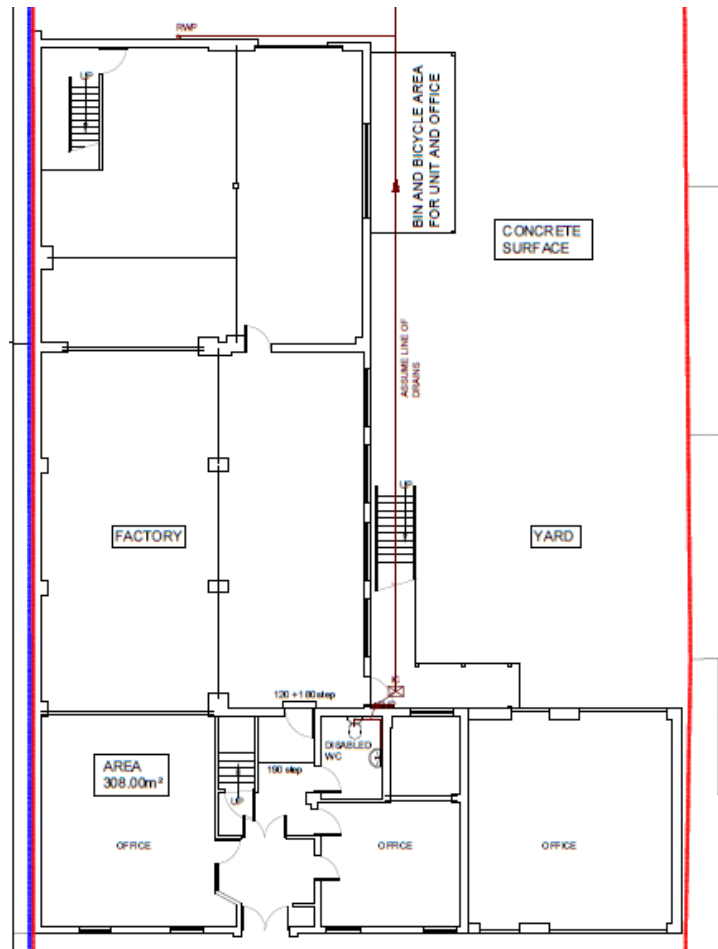
Photo showing service yard

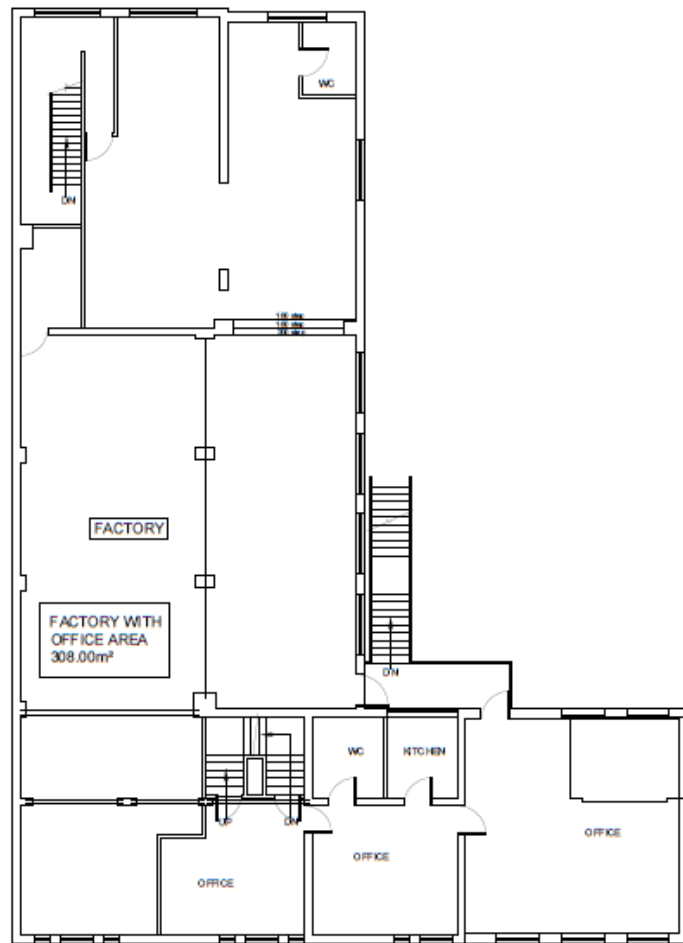
20201991
118 Evington Valley Road

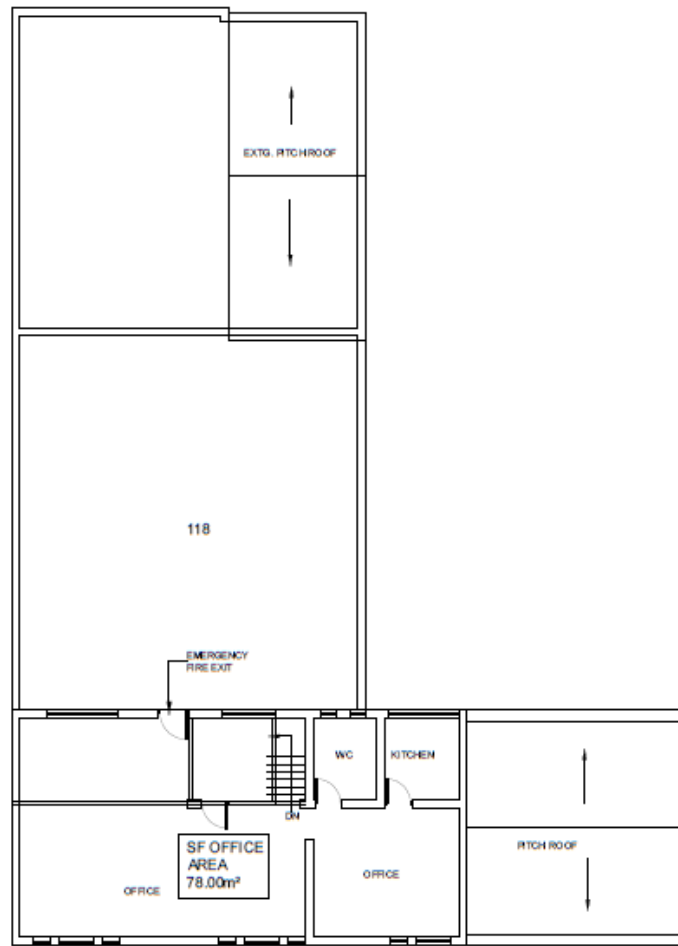


Photo showing access from Marina Road

20201991
118 Evington Valley Road



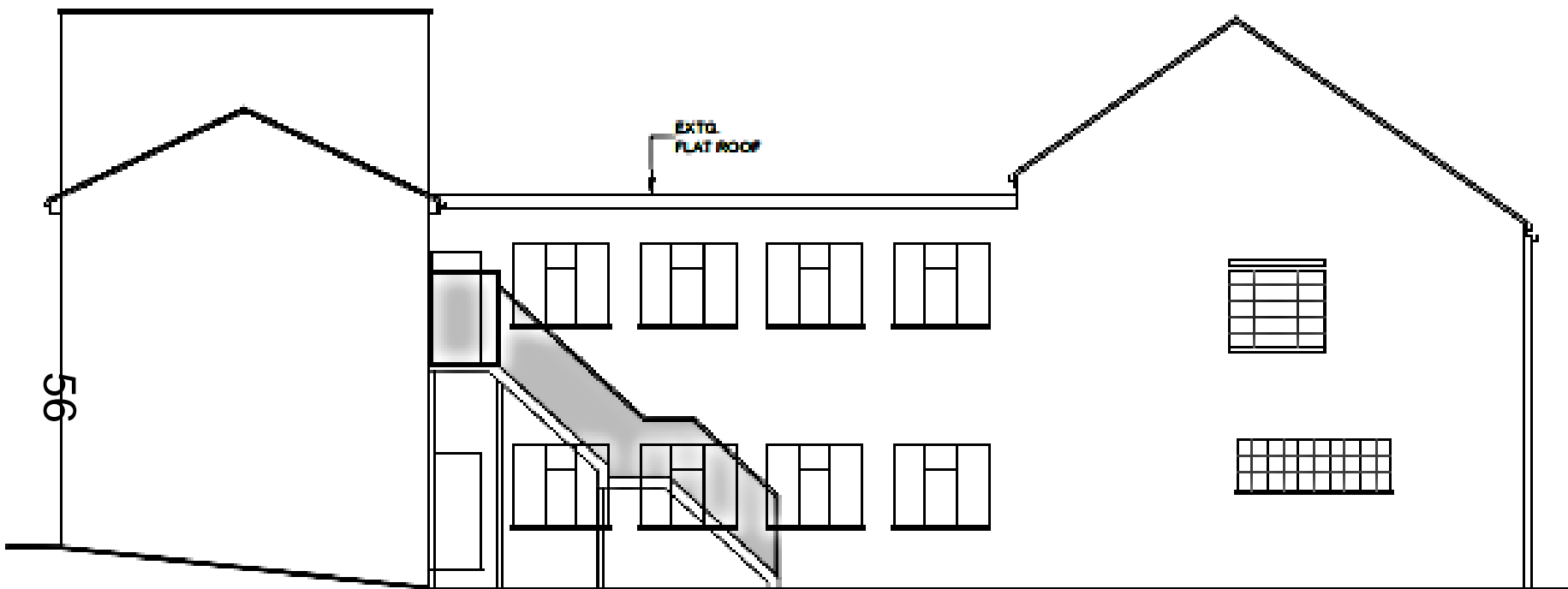






Existing Front Elevation

20201991
118 Evington Valley Road



Existing Side Elevation

20201991
118 Evington Valley Road

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UPVC
WINDOW

EXISTING
UPVC
WINDOW

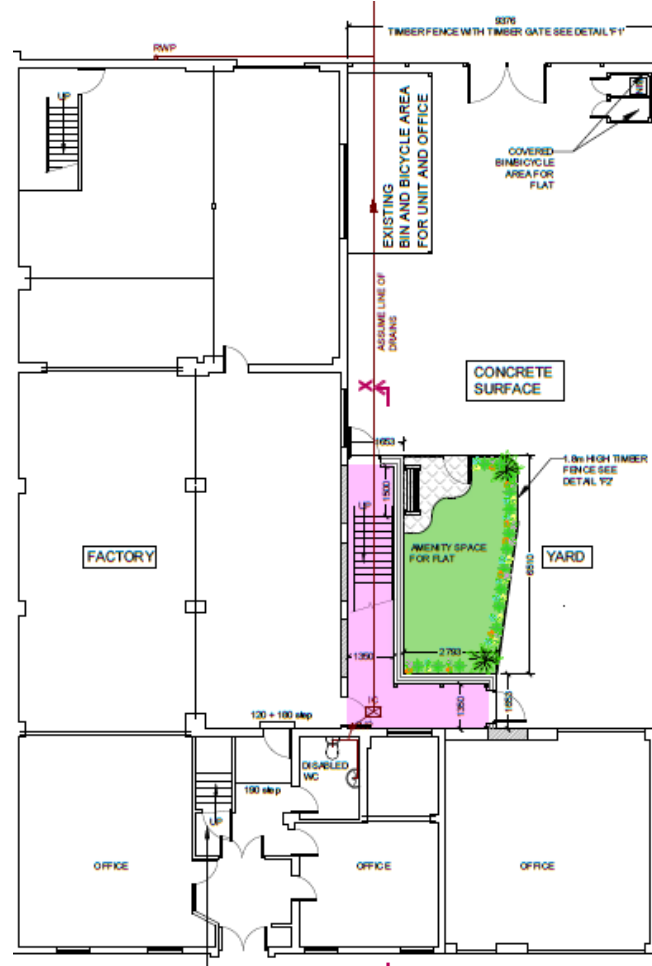
EMERGENCY
FIRE EXIT

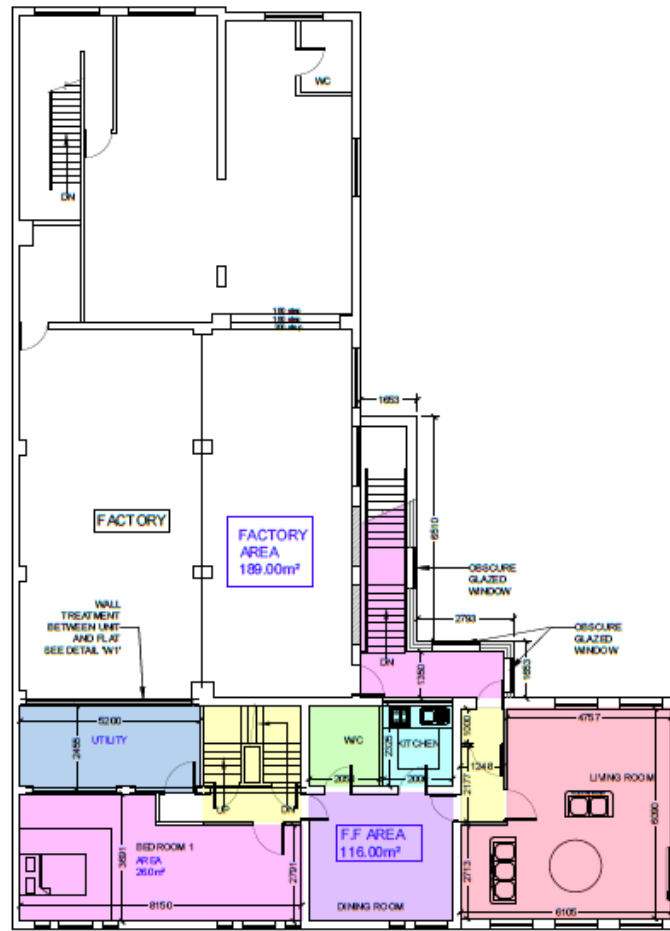
NO-118
NEIGHBORS
PROPERTY

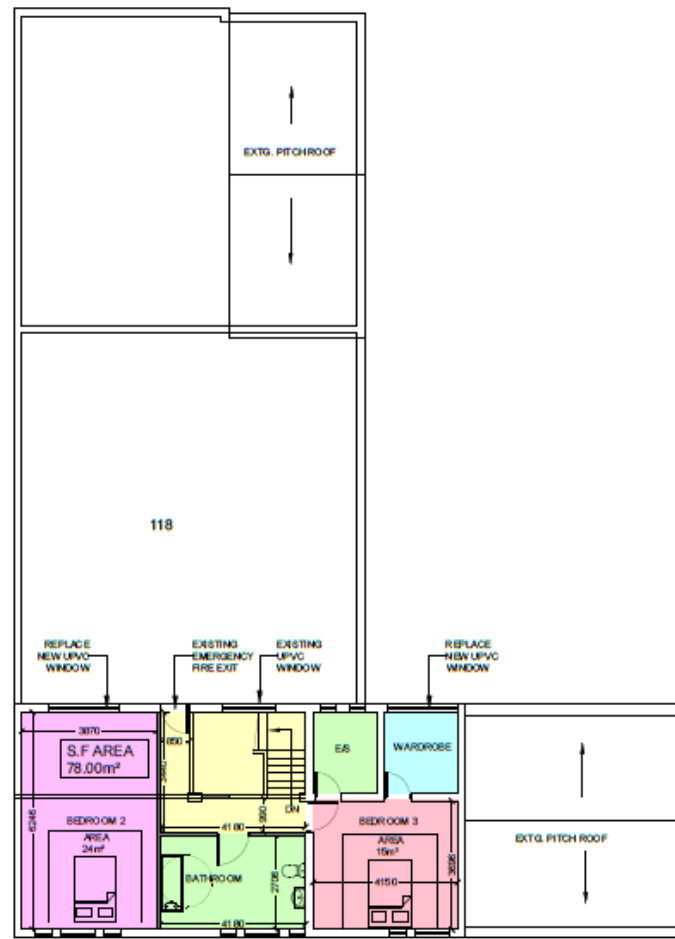
MARINA ROAD
NEIGHBORS
REAR YARD

Existing Rear Elevation

20201991
118 Evington Valley Road



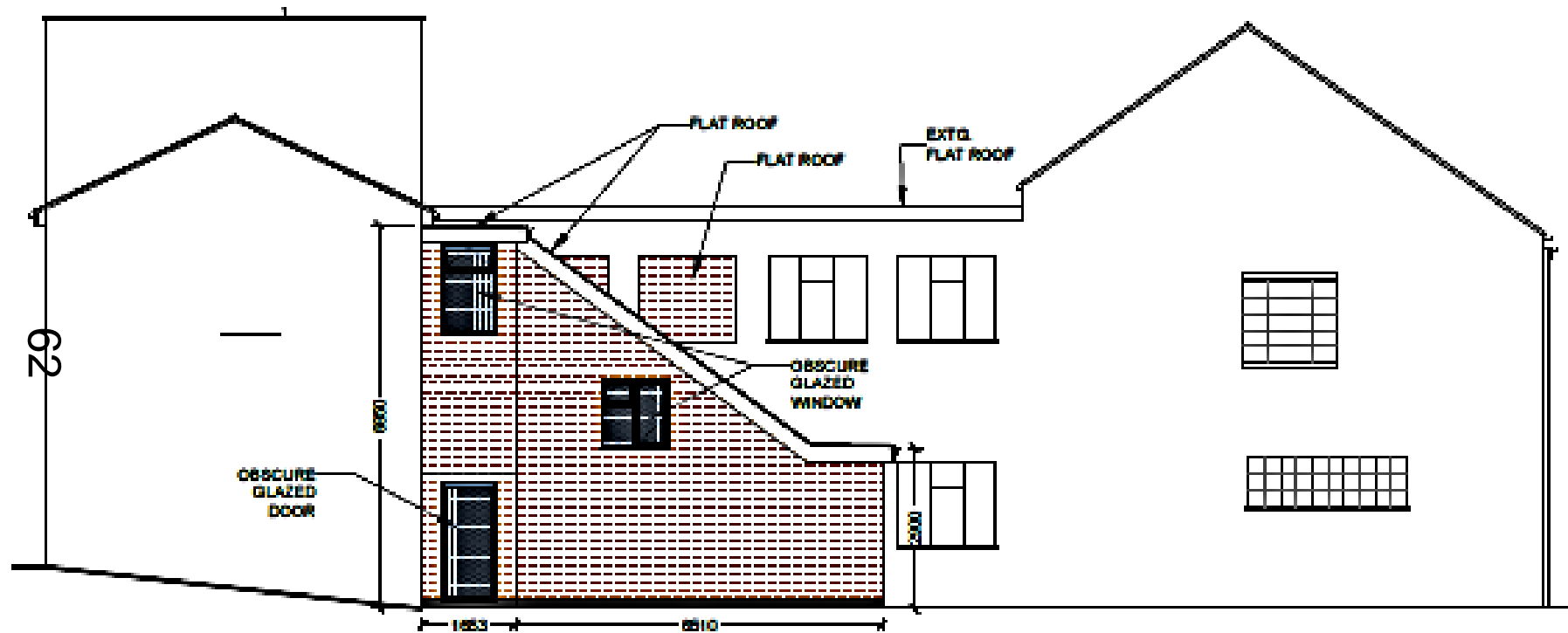






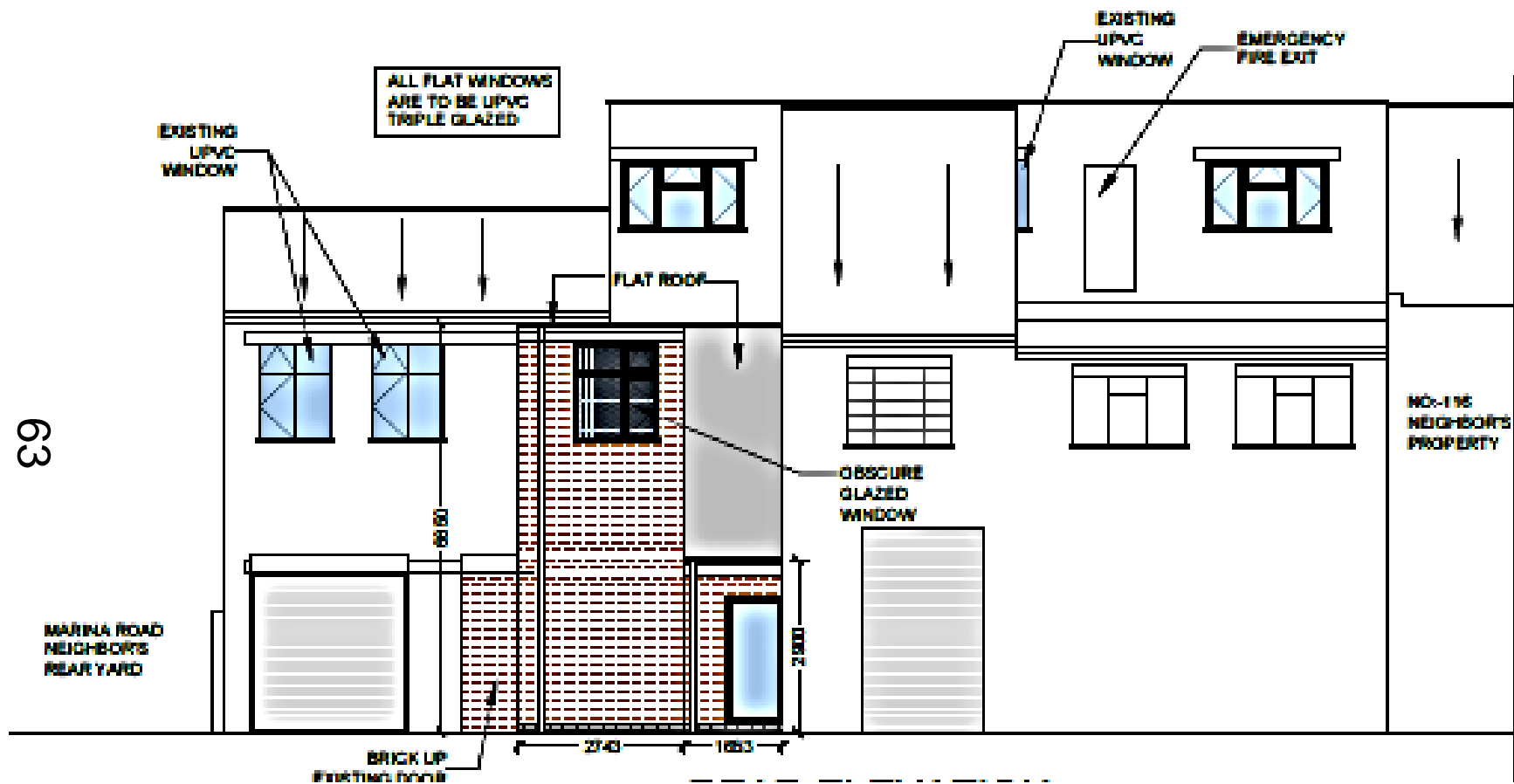
Proposed Front Elevation

20201991
118 Evington Valley Road



Proposed Side Elevation

20201991
118 Evington Valley Road



Proposed Rear Elevation

20201991
118 Evington Valley Road

